

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Conservation Use Zone to Residential Use Zone for the land to an extent of Ac. 100 in Sy.No. 21 to 40, 285 to 292, 324, 326 to 343, 540 to 548, 550 to 553 of Uppal Bhagath (V), Uppal (M), Ranga Reddy district and change of land from Open Space Use Zone to Residential Use Zone for the land to an extent of Ac. 68.30 gts, in Sy.No. 431 to 434, 471 to 478, 491 to 493, 3 to 12, 16 to 19, 20(P), 554 to 562 of Uppal Bhagat (V), Uppal (M), Ranga Reddy district – Draft variation – Notification – Confirmation – Orders – Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT**

**G.O.Ms.No. 176**

**Dated: 17.04.2012.**

Read the following:

1. G.O.Ms.No. 36, Municipal Administration & Urban Development (I1) Department, dated: 22.01.2011.
2. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No. LA/87/2010, dated: .03.2011, dated: 18.05.2011 and dated: 10.01.2012.
3. Government Memo No. 7873/I1/2011, Municipal Administration & Urban Development Department, Dated: 24.01.2012.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No. LA/87/2010, dated: 29.03.2012.

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**ORDER:**

Government have issued orders in the G.O. 1<sup>st</sup> read above for allotment of 1000 Sq.Yards developed area per acre in lieu of compensation to the land owners who have given willingness u/s 31(4) of L.A. Act at Uppal Bhagath & Ramanthapur Bhagath villages for Musi River conservation & River Front Development.

2. Pursuant to the above orders, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has furnished the proposals for change of land use for the land coming under conservation zone i.e., to an extent of about 100 acres out of Ac. 369.10 gts at Uppal Bhagat (V) as the land coming under Residential & Multi purpose zone is not sufficient for allotment of 1000 sq.yds without taking the land coming under Conservation zone. Thereafter, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has also requested for change of land use for the land which is proposed for allotment to Hyderabad Metro Rail Limited to an extent of Ac. 26.03 gts and another Ac. 42.27 gts of land from Open Space Use Zone to Residential land use for allotment of 1000 Sq.yds of developed area per acre to each of the land holder and in order to approve the layout.

3. Government after careful examination of the proposals furnished by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad in the ref. 2<sup>nd</sup> read above and in order to implement the policy issued vide G.O. 1<sup>st</sup> read above, Government have issued the draft variation to the land use envisaged in the notified Master Plan of Chengicherla zone for Municipal area, issued in Government Memo 3<sup>rd</sup> read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 81, Part-I, dated: 02.02.2012. No objections or suggestions have been received from the public within the stipulated period. The Development charges should be levied pro-rata along with other fees and charges applicable and collected by Hyderabad Metropolitan Development Authority at the time of considering technical approval of building permission as proposed by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad. Hence, the draft variation is confirmed.

4. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 26.04.2012.

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5. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B. SAM BOB**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

**To**

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

**Copy to:**

The individual through the Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. ( in name cover)

The District Collector, Ranga Reddy district, Hyderabad.

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// FORWARDED :: BY ORDER //

**SECTION OFFICER**

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of Chengicherla zone for Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 81, Part-I, dated: 02.02.2012 as required by sub-section (3) of the said section.

**VARIATION**  
**(Pocket I & II to an extent of Ac. 68.30 gts)**

The site in Sy.Nos. 431 to 434, 471 to 478, 491 to 493, 3 to 12, 16 to 19, 20(P), 554 to 562 Uppal Bhagath (V), Uppal (M), Ranga Reddy district to an extent of Ac. 68.30 gts which is presently earmarked for Open Space use Zone in the notified Master Plan of Chengicherla zone for Municipal area is now designated as Residential Use Zone, subject to the following conditions:

**(Pocket III to an extent of Ac. 100.31 gts)**

The site in Sy.Nos. 21 to 40, 285 to 292, 324, 326 to 343, 540 to 548 & 550 to 553 of Uppal Bhagath (V), Uppal (M), Ranga Reddy district to an extent of Ac. 100.31 gts which is presently earmarked for Conservation Use Zone in the notified Master Plan of Chengicherla zone for Municipal area is now designated as Residential Use Zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.

7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. that the Development charges leviable and payable for change of land use shall be accounted for proportionately at the time of development/ Building permission by Hyderabad Metropolitan Development Authority.
14. that if any of the land now proposed for conversion falls under floodable area of Musi river, then the same should be excluded from the conversion / development.
15. Prorata Development charges levible along with other fees and charges applicable and collected by Hyderabad Metropolitan Development Authority at the time of Building permission approval as per Rules.

#### **SCHEDULE OF BOUNDARIES**

##### **(For Pocket – I to an extent of Ac. 26.03 gts)**

**NORTH:** Existing Nala and village boundary of Uppal Bhagat (V)  
**SOUTH:** Vacant land in Sy.Nos. 429 & 430 of Uppal Bhagat (V)  
**EAST :** Vacant land in Sy.Nos. 490, 489, 481, 469, 470, 435, 438, 439, 375 & 376 of Uppal Bhagat (V)  
**WEST :** Existing Nala and village boundary of Uppal Bhagath (V)

##### **(For Pocket – II to an extent of Ac. 42.27 gts)**

**NORTH:** Vacant land in Sy.Nos. 2 & 563 of Uppal Bhagat (V)  
**SOUTH:** Vacant land in Sy.Nos. 552, 553, 26, 24, 21, 20(P), 36, 15 & 13 of Uppal Bhagat (V)  
**EAST :** Existing Nala  
**WEST :** Existing Nala and village boundary of Uppal Bhagat (V)

##### **(For Pocket – III to an extent of Ac. 100.31 gts)**

**NORTH:** Vacant land in Sy.Nos. 555, 554, 558, 19, 20, 16 & 15 of Uppal Bhagat (V)  
**SOUTH:** Vacant land in Sy.Nos. 345, 344, 325, 304, 303, 302, 293, 296, 297, 283 & 284 of Uppal Bhagat (V)  
**EAST :** Existing Nala  
**WEST :** Vacant land in Sy.Nos. 538, 539, 537, 518 & 346 of Uppal Bhagat (V)

**B. SAM BOB**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**